

107.0

0006

0003.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

818,100 / 818,100

USE VALUE:

818,100 / 818,100

ASSESSED:

818,100 / 818,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		COUNTRY CLUB DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KARKUT HARRIET AUDREY	
Owner 2:	
Owner 3:	

Street 1: 38 COUNTRY CLUB DR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains .222 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 2156 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9686		Sq. Ft.	Site		0	70.	0.73	4									497,409						497,400	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							9686.000		320,600		100		497,400		818,100						68544	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					09/21/18	

USER DEFINED

Prior Id # 1:	68544
Prior Id # 2:	
Prior Id # 3:	
Date:	
Time:	
12/30/21	07:19:31
PRINT	
Date:	
Time:	
LAST REV	
Date:	
Time:	
10/01/18	15:10:52
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT										Parcel ID		PAT ACCT.										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date												
2022	101	FV	320,600	100	9,686.	497,400	818,100		Year end													
2021	101	FV	309,000	100	9,686.	497,400	806,500		Year End Roll													
2020	101	FV	308,900	100	9,686.	497,400	806,400		806,400 Year End Roll													
2019	101	FV	245,100	100	9,686.	497,400	742,600		742,600 Year End Roll													
2018	101	FV	245,100	100	9,686.	426,300	671,500		671,500 Year End Roll													
2017	101	FV	245,100	100	9,686.	397,900	643,100		643,100 Year End Roll													
2016	101	FV	245,100	100	9,686.	341,100	586,300		586,300 Year End													
2015	101	FV	243,900	100	9,686.	305,500	549,500		549,500 Year End Roll													

BUILDING PERMITS										ACTIVITY INFORMATION											
6/17/2016	824	New Wind		7,254						Date											
10/20/1993	526	Manual		3,500						Result											
										By											
										Chris C											
										3/20/2009	Meas/Inspect										
										189	PATRIOT										
										10/28/1999	Meas/Inspect										
										243	PATRIOT										
										12/1/1991											
										PM	Peter M										

EXTERIOR INFORMATION

Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREY	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

COMMENTS

bsmt sink.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1956
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	2
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total: 18.6 %

CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	1.33181810
Const Adj.:	1.00989902
Adj \$ / SQ:	134.500
Other Features:	98257
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393917
Depreciation:	73269
Depreciated Total:	320648

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	134.50	
Special Features:	0	Val/Su Net:	96.57	
Final Total:	320600	Val/Su SzAd:	208.18	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
40	Lean-To	D	Y	1	4X8	F	AV	1960	6.30	T	40.8	101			100		100	

PARCEL ID

107.0-0006-0003.A

Total: 100

More: N

Total Yard Items:

100

Total Special Features:

**IMAGE****AssessPro Patriot Properties, Inc**

Total: 100